

MAP 12115C
E.D. 4
DATE 12-2-86
203
100
DP

Neil I. Rosenberg
SE/cor. Huntmeadow Court and
(1 Huntmeadow Court)
4th Election District
Case No. 86-357-A

86-357-A
4218

5-10-86
\$61.00
58

86-357-A
4218



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 12, 1986

Mr. Neil I. Rosenberg
1 Huntmeadow Court
Owings Mills, MD 21117

RE: PETITION FOR VARIANCE
SE/cor. of Huntmeadow Court
and Hunting Tweed Drive
(1 Huntmeadow Court) -
4th Election District
Neil I. Rosenberg, Petitioner
Case No. 86-357-A

Dear Mr. Rosenberg:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:tg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
SE/cor. of Huntmeadow Court
and Hunting Tweed Drive
(1 Huntmeadow Court) -
4th Election District
Neil I. Rosenberg,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-357-A

The Petitioner herein requests a variance for an accessory structure in the front yard in lieu of the required rear one-third of the lot farthest removed from both streets.

Testimony by the Petitioner indicated that a 8' x 12' x 9' high wooden storage shed has been constructed adjacent to the parking area to house a lawn tractor used for snow removal from the drive as well as lawn care. Extensive landscaping, indicated on the plan submitted and marked Petitioner's Exhibit 1, screens the shed from view by neighbors and persons on public roadways. Relocation in accordance with the Baltimore County Zoning Regulations (BCZR) would be objectionable to certain of the neighbors as well as the Petitioner. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the BCZR would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of March, 1986, that the herein Petition for Variance to permit an accessory structure in the front yard in lieu of the required rear 1/3 of the lot farthest removed from both streets, in accordance with the plan submitted and filed herein, is hereby GRANTED from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
DATE 12-2-86
BY [Signature]

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 100.1 to permit an accessory structure in the front yard instead of the required rear 1/3 of the lot farthest removed from both streets.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
1. All contiguous neighbors have been contacted & have no objections as to proposed location.
 2. Stored items to be in shed are of no use if located as per section 100.1.
 3. Large investment in time and monies expended in past 3 years, in design & implementation of landscaping screening to hide shed from view, as well as protect & screen property from long street/intersection fire exposures.
 4. Contiguous & their adjoining neighbors have strong objections to Property to be posted and advertised as prescribed by Zoning Regulations location in rear yard.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Address: _____
City and State: _____
Attorney's Telephone No.: _____
Address: _____
Phone No.: _____

Legal Owner(s):
Neil I. Rosenberg
(Type or Print Name)
Signature: *Neil I. Rosenberg*
(Type or Print Name)
Address: #1 HUNTIMEADOW CT. 356-7600
City and State: OWINGS MILLS MD. 21117
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of March, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 12th day of March, 1986, at 10:30 o'clock.

Carl Jung
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE 12-2-86
BY [Signature]

ZONING DESCRIPTION

Beginning on the south East Corner
at and Hunting Tweed Drive
Being Lot 75, Section 2, Plat I in the subdivision of
Valley Hills. Book No. 39 Folio 37. Also known as
#1 Huntmeadow Court in the 4th Election District.

PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: Southeast Corner of Huntmeadow Court and Hunting Tweed Drive
(1 Huntmeadow Court)
DATE AND TIME: Wednesday, March 12, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance for an accessory structure in the front yard in lieu of the required rear one third of the lot farthest removed from both streets

Being the property of Neil I. Rosenberg, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
SE/cor. Huntmeadow Ct.
& Hunting Tweed Dr. (1
Huntmeadow Ct.), 4th Dist.
NEIL I. ROSENBERG, Petitioner

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-357-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Neil I. Rosenberg, #1 Huntmeadow Ct., Owings Mills, MD 21117, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Neil I. Rosenberg
1 Huntmeadow Court
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE
SE/cor. Huntmeadow Ct. and Hunting Tweed Dr.
(1 Huntmeadow Ct.)
Neil I. Rosenberg - Petitioner
4th Election District
Case No. 86-357-A

Dear Mr. Rosenberg:

This is to advise you that \$61.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018533

DATE 3/12/86 ACCOUNT 0-01-513-000
Sign & Post Returned 3/12/86 AMOUNT \$ 61.00
RECEIVED BY: [Signature]
FOR: Advertising and Posting re Case 86-357-A
8 8C35*****61013 8122F
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986.

THE JEFFERSONIAN,

18 Kenton

Publisher

Cost of Advertising

86-357-A 24.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 19, 1986

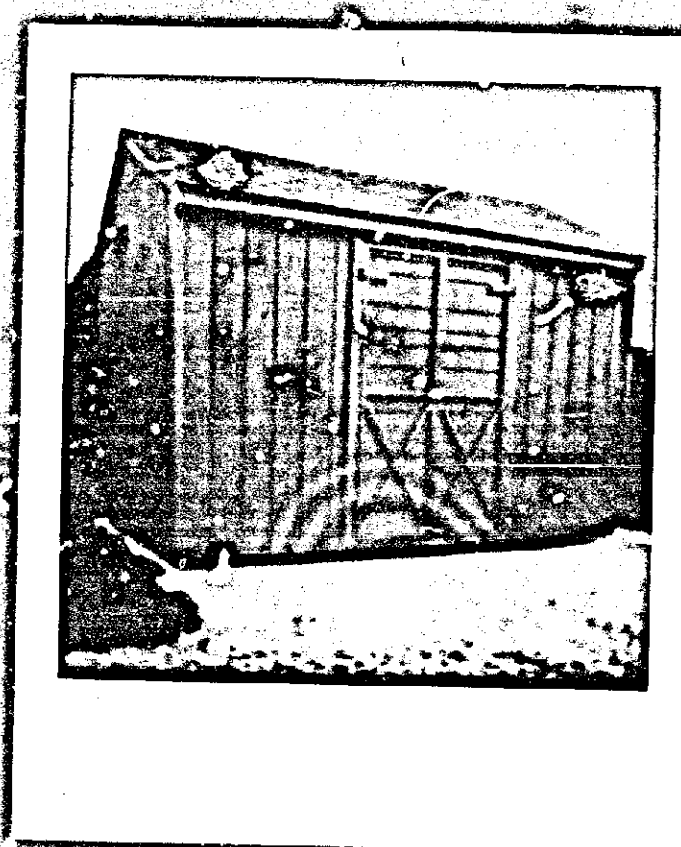
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 19, 1986.

TOWSON TIMES,

18 Kenton

Publisher

34.00



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-357-A

District *4th* Date of Posting *2-20-86*

Posted for: *Variance*

Petitioner: *Neil I. Rosenberg*

Location of property: *SE corner of Huntmeadow Court and Hunting Tweed Drive*

Local Address: *(11 Huntmeadow Court)*

Location of Sign: *SE corner of Huntmeadow Court and Hunting Tweed Drive*

Remarks: *None*

Posted by: *A. J. Dyer* Date of return: *2-28-86*

Number of Signs: *1*

Mr. Neil I. Rosenberg
1 Huntmeadow Court
Owings Mills, Maryland 21117

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/cor. Huntmeadow Court and Hunting Tweed Drive
(1 Huntmeadow Court)
Petitioner: Neil I. Rosenberg
4th Election District
Case No. 86-357-A

TIME: 10:30 a.m.

DATE: Wednesday, March 12, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012388

DATE: *11/27/85* ACCOUNT: *01-615-000*

RECEIVED FROM: *Neil I. Rosenberg* AMOUNT: *\$ 35.00*

FOR: *Variance # 218*

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Neil I. Rosenberg
1 Huntmeadow Court
Owings Mills, Maryland 21117

RE: Item No. 218 - Case No. 86-357-A
Petitioner - Neil I. Rosenberg
Variance Petition

Dear Mr. Goldberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer Date: December 6, 1985

FROM: James Thompson
Item No. 218
SUBJECT: 11 Huntmeadow Court
Neil I. Rosenberg

Please note that the above subject petition is an active violation case, C-86-418. Presently, Baltimore County is the complainant in this matter.

Case No. 86-357-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4th day of February, 1986.

Petitioner Neil I. Rosenberg
Petitioner's Attorney

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Received by *James E. Dyer*
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2566
444-4500

PAUL H. RENCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Neil I. Rosenberg

Location: SE corner Huntmeadow Court & Hunting Tweed Drive

Item No.: 218 Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Rencke* 12/18/85
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 14, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-349-SPH, 86-350-A, 86-351-KA, 86-354-XSPH, 86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

Norman E. Gerber
DIRECTOR

February 13, 1986

Re: Zoning Advisory Meeting of December 10, 1985
Item # 218
Petitioner: Neil I. Rosenberg
Location: SE corner Huntmeadow Court & Hunting Tweed Drive

Dear Mr. Jablon:
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access to the site is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 11/12/85.
- ☒ The property is located in a deficient service area as defined by Capacity Use Fertilization has been issued. The deficient service area is located in a traffic area controlled by a "D" level intersection as defined by 2111.02-29, and its conditions change are regulated annually by the County Council.
- ☒ Additional comments:

cc: James H. H. H.

Eunice A. Boster
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 1, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 208, 209, 210, 211, 212, 214, 215, 218, 219, 220, and 221.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/bld

3/12
86-357



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 27, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 218 Zoning Advisory Committee Meeting are as follows:

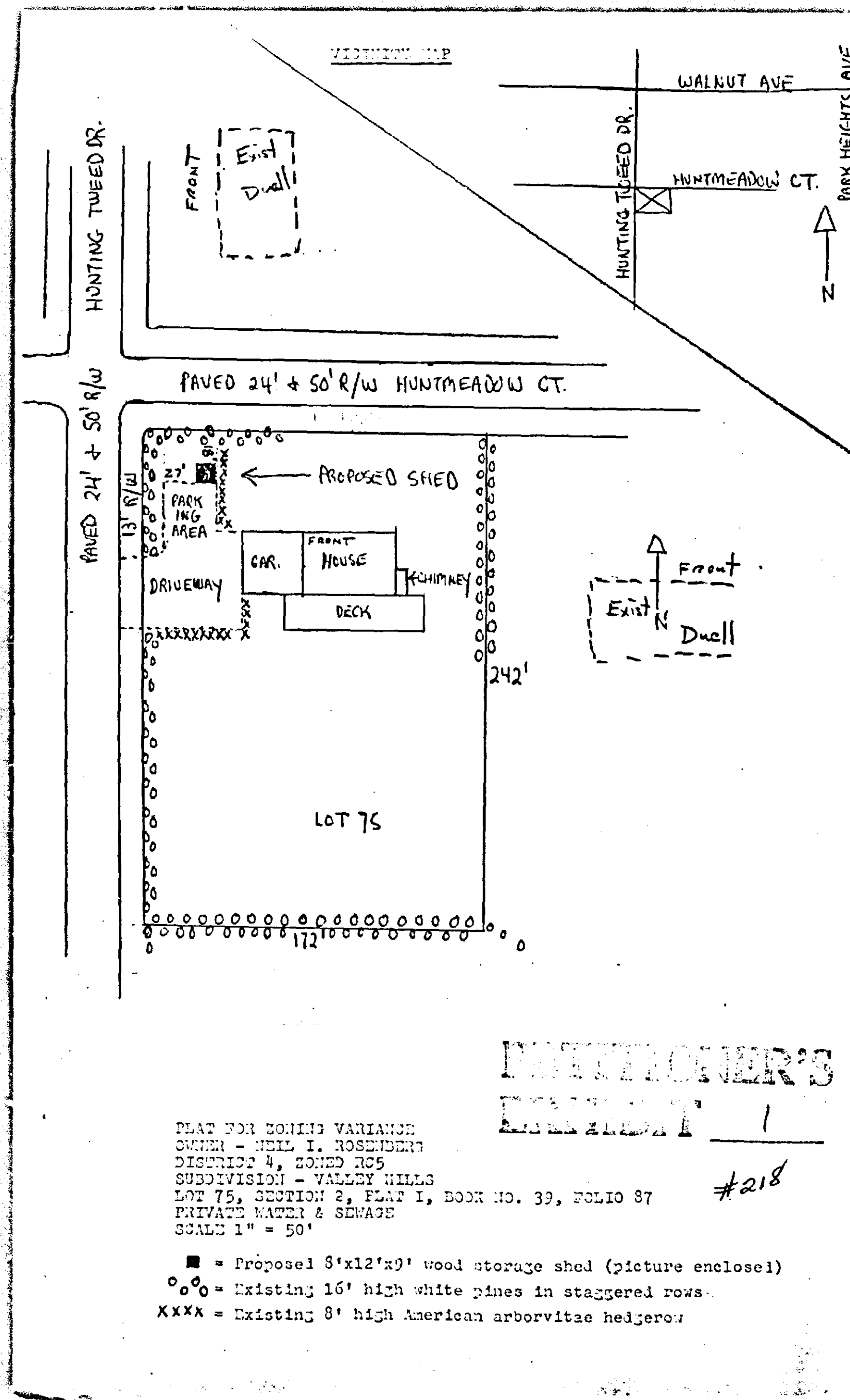
Property Owner: Neil I. Rosenberg
Location: SE corner Huntmeadow Court and Hunting Tweed Drive
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction. Accessory residential sheds under 100 square feet in area do not require a permit.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered Maryland Architect or Engineer is/is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- Comments:
- These abbreviated comments reflect only on the information provided by one drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: *Charles E. Burnham*
Charles E. Burnham, Chief
Building Plans Review

4/22/85



MAP 12115C
E.D. 4
DATE 12-2-86
203
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DP

Neil I. Rosenberg
SE/cor. Huntmeadow Court and
(1 Huntmeadow Court)
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Case No. 86-357-A

86-357-A
4218

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BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 12, 1986

Mr. Neil I. Rosenberg
1 Huntmeadow Court
Owings Mills, MD 21117

RE: PETITION FOR VARIANCE
SE/cor. of Huntmeadow Court
and Hunting Tweed Drive
(1 Huntmeadow Court) -
4th Election District
Neil I. Rosenberg, Petitioner
Case No. 86-357-A

Dear Mr. Rosenberg:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:tg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
SE/cor. of Huntmeadow Court
and Hunting Tweed Drive
(1 Huntmeadow Court) -
4th Election District
Neil I. Rosenberg,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-357-A

The Petitioner herein requests a variance for an accessory structure in the front yard in lieu of the required rear one-third of the lot farthest removed from both streets.

Testimony by the Petitioner indicated that a 8' x 12' x 9' high wooden storage shed has been constructed adjacent to the parking area to house a lawn tractor used for snow removal from the drive as well as lawn care. Extensive landscaping, indicated on the plan submitted and marked Petitioner's Exhibit 1, screens the shed from view by neighbors and persons on public roadways. Relocation in accordance with the Baltimore County Zoning Regulations (BCZR) would be objectionable to certain of the neighbors as well as the Petitioner. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the BCZR would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of March, 1986, that the herein Petition for Variance to permit an accessory structure in the front yard in lieu of the required rear 1/3 of the lot farthest removed from both streets, in accordance with the plan submitted and filed herein, is hereby GRANTED from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
DATE 12-2-86
BY [Signature]

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 100.1 to permit an accessory structure in the front yard instead of the required rear 1/3 of the lot farthest removed from both streets.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
1. All contiguous neighbors have been contacted & have no objections as to proposed location.
 2. Stored items to be in shed are of no use if located as per section 100.1.
 3. Large investment in time and monies expended in past 3 years, in design & implementation of landscaping screening to hide shed from view, as well as protect & screen property from long street/intersection fire exposures.
 4. Contiguous & their adjoining neighbors have strong objections to Property to be posted and advertised as prescribed by Zoning Regulations location in rear yard.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Address: _____
City and State: _____
Attorney's Telephone No.: _____
Phone No.: _____

Legal Owner(s): Neil I. Rosenberg
(Type or Print Name)
Signature: *Neil I. Rosenberg*
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of March, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 12th day of March, 1986, at 10:30 o'clock.

Carl Jung
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE 12-2-86
BY [Signature]

ZONING DESCRIPTION

Beginning on the south East Corner of Huntmeadow Court, at and Hunting Tweed Drive
Being Lot 75, Section 2, Plat I in the subdivision of Valley Hills. Book No. 39 Folio 37. Also known as #1 Huntmeadow Court in the 4th Election District.

PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: Southeast Corner of Huntmeadow Court and Hunting Tweed Drive (1 Huntmeadow Court)
DATE AND TIME: Wednesday, March 12, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance for an accessory structure in the front yard in lieu of the required rear one third of the lot farthest removed from both streets

Being the property of Neil I. Rosenberg, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
SE/cor. Huntmeadow Ct.
& Hunting Tweed Dr. (1
Huntmeadow Ct.), 4th Dist.
NEIL I. ROSENBERG, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-357-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Neil I. Rosenberg, #1 Huntmeadow Ct., Owings Mills, MD 21117, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Neil I. Rosenberg
1 Huntmeadow Court
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE
SE/cor. Huntmeadow Ct. and Hunting Tweed Dr.
(1 Huntmeadow Ct.)
Neil I. Rosenberg - Petitioner
4th Election District
Case No. 86-357-A

Dear Mr. Rosenberg:

This is to advise you that \$61.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018533

DATE 3/12/86 ACCOUNT 0-01-513-000
Sign & Post Returned 3/12/86 AMOUNT \$ 61.00
RECEIVED BY: [Signature]
FOR: Advertising and Posting re Case 86-357-A
8 8C35*****61013 8122F
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986

THE JEFFERSONIAN,

18 Kenton

Publisher

Cost of Advertising

86-357-A 24.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 19, 1986

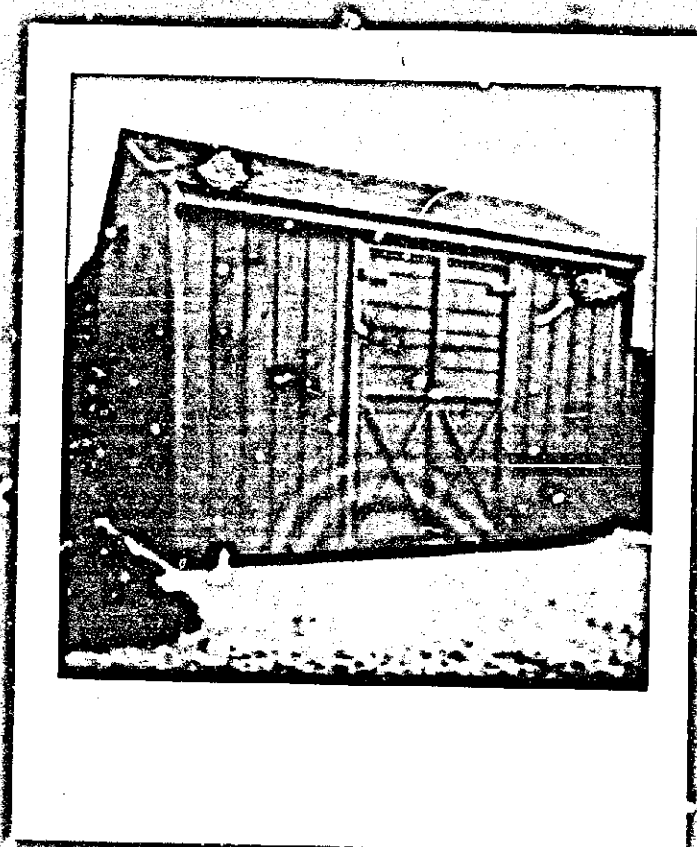
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TOWSON TIMES,

18 Kenton

Publisher

34.00



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-357-A

District: *4th* Date of Posting: *2-20-86*
 Posted for: *Variance*
 Petitioner: *Neil I. Rosenberg*
 Location of property: *SE corner of Huntmeadow Court and Hunting Tweed Drive, (11111 Huntmeadow Court)*
 Location of Signs: *SE corner of Huntmeadow Court and Hunting Tweed Drive*
 Remarks: *None*
 Posted by: *A. J. Dyer* Date of return: *2-28-86*
 Number of Signs: *1*

Mr. Neil I. Rosenberg
 1 Huntmeadow Court
 Owings Mills, Maryland 21117

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
 SE/cor. Huntmeadow Court and Hunting Tweed Drive
 (1 Huntmeadow Court)
 Petitioner: Neil I. Rosenberg
 4th Election District
 Case No. 86-357-A

TIME: 10:30 a.m.

DATE: Wednesday, March 12, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
 Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 012388

DATE: *11/27/85* ACCOUNT: *01-615-000*
 RECEIVED FROM: *Neil I. Rosenberg*
 FOR: *Variance # 218*
 AMOUNT: \$ *35.00*

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer Date: December 6, 1985
 FROM: James Thompson
 Item No. 218
 SUBJECT: 111 Huntmeadow Court
 Neil I. Rosenberg

Please note that the above subject petition is an active violation case, C-86-418. Presently, Baltimore County is the complainant in this matter.

Case No. 86-357-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 4th day of February, 1986.

Petitioner: Neil I. Rosenberg
 Attorney

Arnold Jablon
 Zoning Commissioner
 Received by: *James E. Dyer*
 Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner Date: February 14, 1986
 FROM: Norman E. Gerber, AICP, Director
 Office of Planning and Zoning
 SUBJECT: Zoning Petitions No. 86-349-SPH, 86-350-A, 86-351-KA, 86-354-XSPH, 86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
 Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1986

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Mr. Neil I. Rosenberg
 1 Huntmeadow Court
 Owings Mills, Maryland 21117

RE: Item No. 218 - Case No. 86-357-A
 Petitioner - Neil I. Rosenberg
 Variance Petition

Dear Mr. Goldberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:nr

Enclosures



BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204 2566
 444-4500

PAUL H. RENCKE
 CHIEF

December 18, 1985

Mr. Arnold Jablon
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Neil I. Rosenberg

Location: SE corner Huntmeadow Court & Hunting Tweed Drive

Item No.: 218 Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

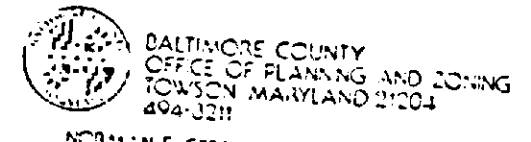
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Rencke* 12/18/85
 Planning Group
 Special Inspection Division

Noted and Approved: *John F. O'Neill*
 Fire Prevention Bureau

/mb



BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

February 13, 1986

Re: Zoning Advisory Meeting of December 10, 1985
 Item # 218
 Location: SE corner HUNTING TWEED DRIVE
 + HUNTING TWEED DRIVE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access to the site is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 11/12/85.
- ☒ The property is located in a deficient service area as defined by Capacity Use Fertilization has been issued. The deficient service area is located in a traffic area controlled by a "D" level intersection as defined by 2111.02-29, and its conditions change are regulated annually by the County Council.
- ☒ Additional comments:

cc: James H. H. H.

Eunice A. Boser
 Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 1, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 208, 209, 210, 211, 212, 214, 215, 218, 219, 220, and 221.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/bld

3/12
86-357



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 27, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 218 Zoning Advisory Committee Meeting are as follows:

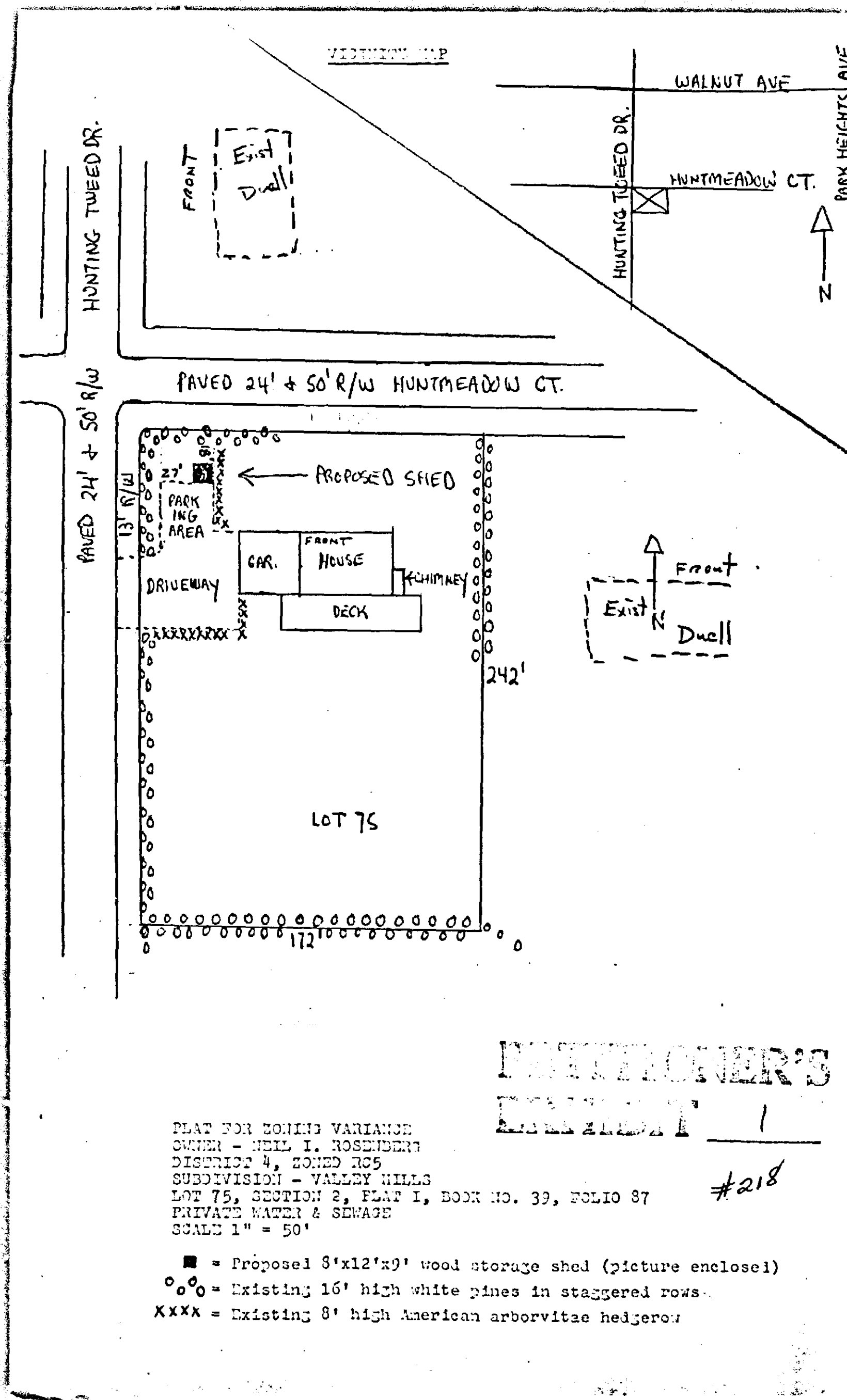
Property Owner: Neil I. Rosenberg
Location: SE corner Huntmeadow Court and Hunting Tweed Drive
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction. Accessory residential sheds under 100 square feet in area do not require a permit.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:
- K. These abbreviated comments reflect only on the information provided by one drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: *Charles E. Burnham*
Charles E. Burnham, Chief
Building Plans Review

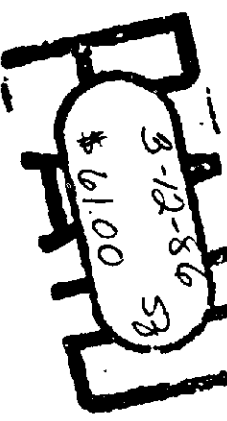
4/22/85



MAP 12115C
E.D. 4
DATE 12-2-86
203
100
DP

Neil I. Rosenberg
SE/cor. Huntmeadow Court and
(1 Huntmeadow Court)
4th Election District
Case No. 86-357-A

86-357-A
4218



86-357-A
4218



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 12, 1986

Mr. Neil I. Rosenberg
1 Huntmeadow Court
Owings Mills, MD 21117

RE: PETITION FOR VARIANCE
SE/cor. of Huntmeadow Court
and Hunting Tweed Drive
(1 Huntmeadow Court) -
4th Election District
Neil I. Rosenberg, Petitioner
Case No. 86-357-A

Dear Mr. Rosenberg:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:tg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
SE/cor. of Huntmeadow Court
and Hunting Tweed Drive
(1 Huntmeadow Court) -
4th Election District
Neil I. Rosenberg,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-357-A

The Petitioner herein requests a variance for an accessory structure in the front yard in lieu of the required rear one-third of the lot farthest removed from both streets.

Testimony by the Petitioner indicated that a 8' x 12' x 9' high wooden storage shed has been constructed adjacent to the parking area to house a lawn tractor used for snow removal from the drive as well as lawn care. Extensive landscaping, indicated on the plan submitted and marked Petitioner's Exhibit 1, screens the shed from view by neighbors and persons on public roadways. Relocation in accordance with the Baltimore County Zoning Regulations (BCZR) would be objectionable to certain of the neighbors as well as the Petitioner. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the BCZR would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of March, 1986, that the herein Petition for Variance to permit an accessory structure in the front yard in lieu of the required rear 1/3 of the lot farthest removed from both streets, in accordance with the plan submitted and filed herein, is hereby GRANTED from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
DATE 3-12-86
BY [Signature]

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 100.1 to permit an accessory structure in the front yard instead of the required rear 1/3 of the lot farthest removed from both streets.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

1. All contiguous neighbors have been contacted & have no objections as to proposed location.
2. Stored items to be in shed are of no use if located as per section 100.1.
3. Large investment in time and monies expended in past 3 years, in design & implementation of landscaping screening to hide shed from view, as well as protect & screen property from long street/intersection fire exposures.
4. Contiguous & their adjoining neighbors have strong objections to Property to be posted and advertised as prescribed by Zoning Regulations location in rear yard.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: *Neil I. Rosenberg*
Address: _____
(Type or Print Name)
City and State: _____
Signature: _____
Attorney for Petitioner: _____
(Type or Print Name)
Address: #1 HUNTIMEADOW CT. 356-7600
City and State: OWINGS MILLS MD. 21117
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____
Address: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of March, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 12th day of March, 1986, at 10:30 o'clock.

Carl Jung
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE 3-12-86
BY [Signature]

ZONING DESCRIPTION

Beginning on the south East Corner
at and Hunting Tweed Drive
Being Lot 75, Section 2, Plat I in the subdivision of
Valley Hills. Book No. 39 Folio 37. Also known as
#1 Huntmeadow Court in the 4th Election District.

PETITION FOR ZONING VARIANCE
4th Election District

LOCATION: Southeast Corner of Huntmeadow Court and Hunting Tweed Drive
(1 Huntmeadow Court)

DATE AND TIME: Wednesday, March 12, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance for an accessory structure in the front yard in lieu of the required rear one third of the lot farthest removed from both streets

Being the property of Neil I. Rosenberg, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
SE/cor. Huntmeadow Ct.
& Hunting Tweed Dr. (1
Huntmeadow Ct.), 4th Dist.
NEIL I. ROSENBERG, Petitioner

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-357-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Neil I. Rosenberg, #1 Huntmeadow Ct., Owings Mills, MD 21117, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Neil I. Rosenberg
1 Huntmeadow Court
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE
SE/cor. Huntmeadow Ct. and Hunting Tweed Dr.
(1 Huntmeadow Ct.)
Neil I. Rosenberg - Petitioner
4th Election District
Case No. 86-357-A

Dear Mr. Rosenberg:

This is to advise you that \$61.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018533

DATE 3/12/86 ACCOUNT 0-01-513-000
Sign & Post Returned 3/12/86 AMOUNT \$ 61.00
RECEIVED BY: [Signature]
FOR: Advertising and Posting re Case 86-357-A
8 8C35*****61013 8122F
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986

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THE JEFFERSONIAN,

18 Kenton

Publisher

Cost of Advertising

86-357-A 24.75

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TOWSON, MD., February 19, 1986

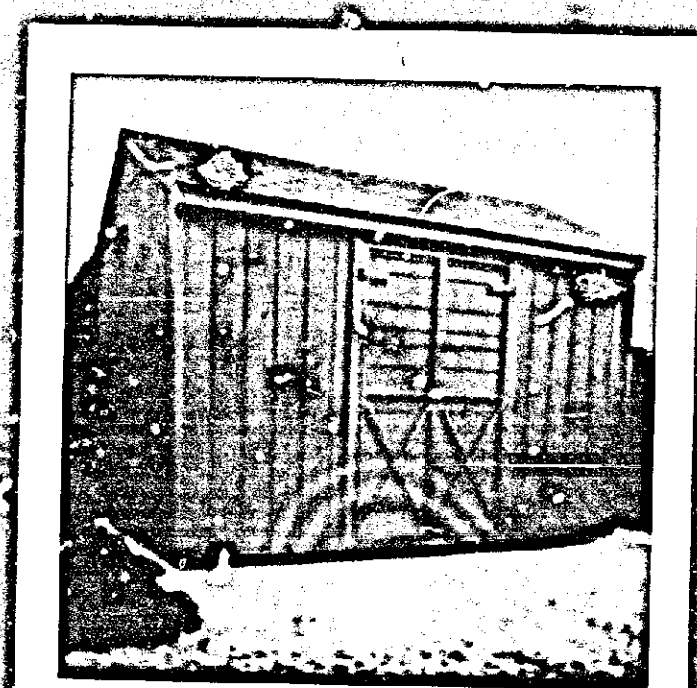
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TOWSON TIMES,

18 Kenton

Publisher

34.00



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-357-A

District *11th* Date of Posting *2-20-86*

Posted for: *Variance*

Petitioner: *Neil I. Rosenberg*

Location of property: *SE Corner of Huntmeadow Court and Hunting Tweed Drive*

Local Address: *(11 Huntmeadow Court)*

Location of Signs: *SE Corner of Huntmeadow Court and Hunting Tweed Drive*

Remarks: *None*

Posted by: *A. J. Dyer* Date of return: *2-28-86*

Number of Signs: *1*

Mr. Neil I. Rosenberg
1 Huntmeadow Court
Owings Mills, Maryland 21117

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/cor. Huntmeadow Court and Hunting Tweed Drive
(1 Huntmeadow Court)
Petitioner: Neil I. Rosenberg
4th Election District
Case No. 86-357-A

TIME: 10:30 a.m.

DATE: Wednesday, March 12, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012388

DATE: *11/27/85* ACCOUNT: *01-615-000*

AMOUNT: \$ *35.00*

RECEIVED FROM: *Neil I. Rosenberg*

FOR: *Variance # 218*

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Neil I. Rosenberg
1 Huntmeadow Court
Owings Mills, Maryland 21117

RE: Item No. 218 - Case No. 86-357-A
Petitioner - Neil I. Rosenberg
Variance Petition

Dear Mr. Goldberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer Date: December 6, 1985

FROM: James Thompson

Item No. 218
SUBJECT: 11 Huntmeadow Court
Neil I. Rosenberg

Please note that the above subject petition is an active violation case, C-86-418. Presently, Baltimore County is the complainant in this matter.

Case No. 86-357-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4th day of February, 1986.

Petitioner Neil I. Rosenberg
Petitioner's Attorney

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner
Received by *James E. Dyer*
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 14, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-349-SPH, 86-350-A, 86-351-KA, 86-354-XSPH, 86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2566
444-4500

PAUL H. RENCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Neil I. Rosenberg

Location: SE corner Huntmeadow Court & Hunting Tweed Drive

Item No.: 218 Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *Paul H. Rencke* 12/18/85
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
444-4500

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

February 13, 1986

Re: Zoning Advisory Meeting of December 10, 1985
Item # 218
Petitioner: Neil I. Rosenberg
Location: SE/CORNER HUNTMEDOW CT. & HUNTING TWEED DRIVE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (x) There are no site planning factors requiring comment.
- (x) A County Review Group Meeting is required.
- (x) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (x) A record plat will be required and must be recorded prior to issuance of a building permit.
- (x) The circulation on this site is not satisfactory.
- (x) The parking arrangement is not satisfactory.
- (x) Parking calculations must be shown on the plan.
- (x) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (x) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- (x) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (x) The amended Development Plan was approved by the Planning Board on 11/12/85.
- (x) The property is located in a deficient service area as defined by Capacity Use Fertilization has been issued. The deficient service area is located in a traffic area controlled by a "D" level intersection as defined by 2111.02-29, and its conditions change are regulated annually by the County Council.
- () Additional comments:

cc: James H. Hall

Eunice A. Boser
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of December 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 208, 209, 210, 211, 212, 214, 215, 218, 219, 220, and 221.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/bld

3/12
86-357



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 27, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 218 Zoning Advisory Committee Meeting are as follows:

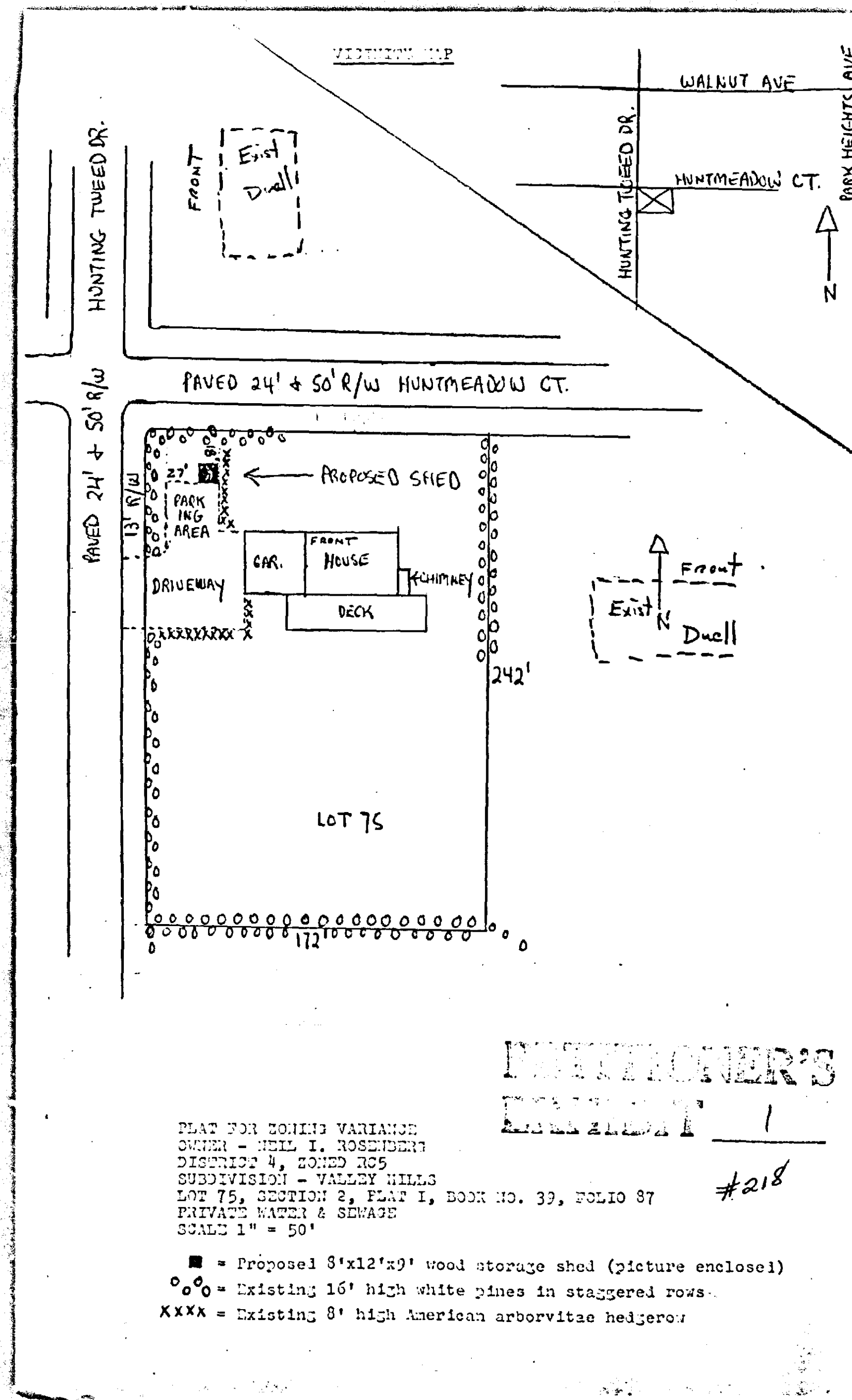
Property Owner: Neil I. Rosenberg
Location: SE corner Huntmeadow Court and Hunting Tweed Drive
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction. Accessory residential sheds under 100 square feet in area do not require a permit.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:
- K. These abbreviated comments reflect only on the information provided by one drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
BY: C. E. Burnham, Chief
Building Plans Review

4/22/85



PLAT FOR ZONING VARIANCE
OWNER - NEIL I. ROSENBERG
DISTRICT 4, ZONED R05
SUBDIVISION - VALLEY HILLS
LOT 75, SECTION 2, PLAT 1, BOOK NO. 39, FOLIO 87
PRIVATE WATER & SEWAGE
SCALE 1" = 50'

- = Proposed 8'x12'x9' wood storage shed (picture enclosed)
- o o o = Existing 16' high white pines in staggered rows
- xxxx = Existing 8' high American arborvitae hedgerow

INTENTIONER'S
EXHIBIT 1

#218